

# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Wednesday, April 21, 2010 at 7:00 p.m.  
270 South Walnut Avenue, Sheriff's Community Meeting Room

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## **Present**

Chairman James Schoonover  
Commissioner David Bratt (arrived 7:03 p.m.)  
Commissioner John Davis  
Commissioner Stephen Ensberg  
Commissioner M. Yunus Rahi  
Director of Development Services Dan Coleman  
Associate Planner Kristi Grabow

## **CALL TO ORDER**

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:02 p.m. and Commissioner Davis led the flag salute.

## **CONSENT CALENDAR**

1. Approval of Minutes: April 7, 2010 (Davis absent)

**MOTION:** Moved by Ensberg, seconded by Rahi to approve the Consent Calendar. Motion carried 3-0-1-1 (Bratt absent, Davis abstain).

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Commissioner Bratt arrived at 7:03 p.m.

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## **PUBLIC HEARINGS**

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 10-02** – A Request to allow for a Type 20 Off-Sale of Beer and Wine License at an existing Walgreens store located at 1086 West Arrow Highway (APN: 8383-020-068 and 8383-020-069)

Staff report presented by *Associate Planner Kristi Grabow*, who stated this is a request to allow the sale of beer and wine at an existing Walgreens store located at Arrow Highway and Lone Hill Avenue. The store has been in this location since 2001 and provides general retail and pharmacy goods. The proposed floor area for alcohol sales is less than one percent of the store. The Sheriff's Department was contacted about this proposal. They did not have any concerns with allowing alcohol sales at this store, but did request that the applicant be advised

of the City's sign ordinance. Staff recommends approval of Conditional Use Permit 10-02 and Resolution PC-1414.

**Commissioner Ensberg** asked why the applicant did not want to sell distilled spirits, and if ABC has already approved the license.

**Associate Planner Grabow** stated it is up to the applicant to choose which type of product is to be sold, and in this case Walgreens requested to only sell beer and wine. The applicant has applied to ABC for the license, and once the City grants approval, then ABC will continue with their approval process.

**Commissioner Rahi** asked if the businesses listed in the chart in the staff report were all within the City.

**Associate Planner Grabow** stated the chart showed all the businesses in San Dimas, excluding restaurants, which hold the same type of off-sale license.

Chairman Schoonover opened the meeting for public hearing. Addressing the Commission was:

**Matt Dzurec, Armbruster Goldsmith & Delvac LLP, representing Walgreens Co.**, stated in response to the question from Commissioner Ensberg, Walgreens made the choice to only sell beer and wine, and that the process for obtaining a license to sell distilled spirits is much more cumbersome. This is only going to be a small portion of their overall sales, which will be more manageable for the employees. The amount of floor space for alcohol sales is very modest, only 46 square feet, and they already have security measures and cameras in place.

**Commissioner Davis** asked if they were planning on selling only the well-known beers.

**Matt Dzurec** stated that is correct and that there will be no single-serving or malt liquor sold.

There being no further comments, the public hearing was closed.

#### RESOLUTION PC-1414

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 10-02, A REQUEST TO ALLOW FOR A TYPE 20 OFF-SALE OF BEER AND WINE LICENSE AT AN EXISTING WALGREENS STORE LOCATED AT 1086 WEST ARROW HIGHWAY (APN: 8383-020-068 AND 8383-020-069)

**MOTION:** Moved by Ensberg, seconded by Bratt to approve Conditional Use Permit 10-02 and adopt Resolution PC-1414.

**Commissioner Davis** asked if there was any reason the Commission should deny this application.

**Director of Development Services Dan Coleman** stated in order to deny the application the Commission would have to determine that one of the required findings for approval could not be met by the applicant, such as there have been police problems in that center due to alcohol.

**Commissioner Ensberg** stated another reason would be if the operator of the store has had a bad safety record and problems with the City, none of which exist here.

Motion carried unanimously, 5-0.

### **ORAL COMMUNICATION**

**3. Planning Manager**

No communications were made.

**4. Members of the Audience**

No communications were made.

**5. Planning Commission**

a. Report on Meetings

**Commissioner Davis** reported on his attendance at the Planner's Institute in Monterey, and found the sessions regarding environmental issues and carbon footprint and how to incorporate changes into the General Plan very interesting. He asked where San Dimas was in regards to that.

**Director Coleman** stated the City's consultant has completed a greenhouse gas emission inventory which will be presented shortly, along with suggested strategies for reducing emissions. The State Attorney General's office is making sure it is addressed in all cities' General Plans and associated EIR's.

### **ADJOURNMENT**

**MOTION:** Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 5-0. The meeting adjourned at 7:18 p.m. to a special joint meeting with the City Council on Tuesday, April 27, 2010 at 5:30 p.m. at the Community/Senior Center Meeting Room, 201 W. Bonita Avenue.

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James Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Dan Coleman, Director of Development of Services

Approved: